

## ANALYSIS AND FINDINGS FOR DESIGN REVIEW THREE APPROVAL

### Cascade Plaza Retail Expansion, DR2004-0078

#### **Section 40.20.05. Design Review Applications; Purpose**

*The purpose of Design Review is to encourage originality, flexibility, and innovation in development, site planning, buildings, structures, and landscaping. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. This Section is carried out by the approval criteria listed herein.*

#### **Section 40.20.15.3.C Approval Criteria**

*In order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

#### ***1. The proposal satisfies the threshold requirements for a Design Review Three application.***

*Section 40.20.15.3.A Threshold: An application for Design Review Three shall be required when the applicability statements listed in Sections 40.20.10.1 and 40.20.10.2 apply, none of the thresholds listed in Section 40.20.10.3 apply, and one or more of the following thresholds describe the proposal:*

*“Nonresidential development that will create more than 2,500 gross square feet of floor area on property not located in any residential zoning district and located at a distance greater than fifty (50) feet from any residential zoning district.”*

The applicant proposes an approximately 135,800 square foot expansion of an existing retail center (Cascade Plaza). Staff find that the proposed buildings are greater than 2,500 square feet of floor area, is a nonresidential development located in a non-residential zoning district, and is located at a distance greater than fifty (50) feet from any residential zoning district. Therefore, the Design Review Three application is applicable and the submittal of this application meets the criterion for approval.

**Therefore, staff find that the criterion is met.**

**2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant paid the required associated fees of \$1,715.00 for a Design Review Three application on June 10, 2004.

**Therefore, staff find that the criterion is met.**

**3. *The proposal will not obstruct any existing or approved vehicular, pedestrian, or bicycle connection identified in the Comprehensive Plan.***

The Design Review application has been reviewed by the Facilities Review Committee and found to be in conformance with Development Code standards for circulation and in conformance with the Comprehensive Plan for streets. The Committee has reviewed the proposal with respect to the needs and impacts upon on-site and off-site pedestrian, bicycle and vehicle circulation and find that the applicant proposes as part of this application the necessary on-site pedestrian accessways connecting to SW Cascade Avenue right-of-way.

Staff find that the development proposal does not obstruct any existing or approved vehicular, pedestrian, or bicycle connections as identified in the Comprehensive Plan, therefore the project proposal will be in compliance with the identified vehicular, bicycle, and pedestrian connections associated with the Plan.

**Therefore, staff find that the criterion is met.**

**4. *That, in relationship to the existing surroundings and future allowed uses, the location, size, shape, height and spatial and visual arrangement of the uses and structures are compatible, with consideration given to increased setbacks, building heights, shared parking, common driveways and other similar considerations.***

Increased utilization of the site will be accomplished by the use of shared parking and common driveways. The proposed buildings are designed to be compatible with the existing adjacent developments through appropriate colors and materials, associative building massing, and functional and safe circulation planning.

**Therefore, staff find that the criterion is met.**

**5. *That there is a desirable, efficient and workable interrelationship among buildings, building entrances, transit stops, transit facilities and routes, parking, loading areas, circulation, open spaces, landscaping and related activities and uses on the site.***

The applicant states that the development is designed to maximize efficiency and provide a cohesive, working relationship between the existing and proposed retail uses. A pedestrian connection from the proposed development to the sidewalk at SW Cascade Boulevard links to the nearest transit stop to the north of the site at SW Hall Boulevard. The sidewalk improvements will assist in providing a route to these services.

On-site circulation of Cascade Plaza includes access from two (2) primary driveways off of SW Cascade Avenue, and one secondary access at the northeast corner of the site off of SW Cascade Avenue.

The building entrances, parking orientation, driveways and buildings have been sited to provide convenient pedestrian circulation from transit services to public right-of-ways onto the site and into the proposed buildings and through the parking areas to adjacent shopping areas.

Staff find that there is efficient interrelationship between the building, on-site improvements, site circulation, landscaping and open space, therefore meeting the criteria for approval.

**Therefore, staff find that the criterion is met.**

**6. *For Significant Natural Resource sites, that treatment of the natural features which have been identified on the site as part of the City's natural resources inventory process, and the siting and design of buildings and other improvements, are appropriate to protect such features.***

The City of Beaverton's Local Wetland Inventory does not identify the site of the proposed commercial building and site improvements as a Significant Natural Resource Area.

**Therefore, staff find that the criterion is not applicable.**

7. ***That the development has been designed to, where possible, incorporate and preserve existing trees and vegetation of significant size and species. Consideration shall be given to whether wildlife habitat preservation, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees.***

The applicant indicates that the development proposal includes the removal of seventeen (17) existing Landscape Trees. A Tree Plan type 3 application is proposed to mitigate the removal of these trees. The plan proposes to replace the existing trees with twenty-four (24) new trees as indicated on the Planting Plan (Exhibit 2). The existing street trees along SW Cascade Avenue frontages will remain. The site does not include the identification of any significant trees or tree groves as identified on the City's Significant Tree Inventory.

**Therefore, staff find that by satisfying the conditions of approval the criterion is met.**

8. ***That the proposed development does not detract from the existing character of historic buildings or features both on the site and within the immediate area.***

There are no known historic buildings or historic trees located on the site or within the immediate area.

**Therefore, staff find the criterion is not applicable.**

9. ***That grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site.***

The applicant states that the site is currently developed as a manufacturing plant, and little vegetation exists except for Landscape Trees. A Tree Plan application is submitted and proposed to mitigate the removal of these trees. Portions of the site will be filled material in depths necessary to raise the finish floor elevation of the new buildings from four (4) to eight (8) feet above the existing building floor elevations. The parking areas will be filled as necessary to slope gently up to the new buildings. The design of proposed Anchor F will incorporate grade walls below finish floor elevation at the existing structure (south wall) and at the railroad right-of-way (west wall). The design of proposed Anchor I will also incorporate a grade wall below the finish floor elevation along the north elevation of this building.

Adjacent development will not be affected by any new grading or drainage work. All storm water generated on-site will be captured by filtration catch basins and conveyed to the existing storm water system.

**Therefore, staff find that the criterion is met.**

***10. That the quality, location, size and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas have minimal adverse effect on existing or approved abutting land uses.***

The applicant states that retaining walls will be necessary on the north and west property lines. The west wall will be approximately two (2) to four (4) feet high. Where a railing is required on the property line, the applicant proposes a 42-inch high chain link fence with black PVC finish on all components. The fence will be located on top of the retaining wall.

There will be an approximately two (2) feet high grade offset on the north property line between the west wall of “Shops J” and the east wall of the new 2-story building. This offset will be adequately mitigated by a twenty (20) foot wide landscape buffer.

Through the proposed landscape plan and conditions of approval, staff find that landscaped areas will have minimal adverse effects on existing or abutting land uses.

**Therefore, staff find that by satisfying the conditions of approval the criterion is met.**

***11. That proposed lighting is appropriate for the use and does not adversely impact surrounding properties.***

New pole and wall mounted light fixtures will be installed to provide security and safety. The lighting proposed utilizes high intensity discharge metallic halide fixtures (Exhibit 2). Each fixture will be designed to cut off the light at the perimeter landscape strips that surround the site, preventing light from “spilling” onto adjacent properties. The proposed lighting is appropriate for the use and does not adversely impact surrounding properties.

**Therefore, staff find that by satisfying the conditions of approval the criterion is met.**

***12. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Design Review three application. This review process is a required step to receive City approval for the applicant's proposal. The developer has submitted four additional applications including, a Major Adjustment (ADJ2004-0010), Major Adjustment (ADJ2004-0011), Tree Plan Three (TP2004-0025), and a Parking Determination (PD2004-0006). These applications are appropriate for the land use phase of the project proposal, with no additional land use applications required for further City review and approval. Because the applications are being reviewed concurrently the Board will review all five (5) applications at one public hearing.

**Therefore, staff find that the criterion is met.**

## DESIGN REVIEW CONCLUSION

Based on the facts and findings presented, staff conclude the proposal, **DR0004-0078 (Cascade Plaza Retail Expansion)**, meets the Design Review Three criteria of Development Code Section 40.20.15.3.C for approval.

## RECOMMENDATION

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR0004-0078 (Cascade Plaza Retail Expansion)**, subject to the conditions of approval identified in the Conditions of Approval, Attachment G.